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SUNSHINE
GASOLINE DISTRIBUTORS, INC.

Special Exception Narrative
Sunshine Gasoline Distributors, Inc.
3311 W. Broward Blvd., Lauderhill, Florida

Introduction

Sunshine Gasoline Distributors, Inc. (“Applicant”) is the property owner of a +/-0.951-acre (+/- 41,422 square foot) parcel located at 3311 W. Broward Blvd. (Folio #: 504206170010) in the City of Lauderhill (“City”) and Broward County (“County”) Florida (“Property”). The Property is designated Commerce on the County’s Future Land Use Map (“FLUM”), Commercial on the City’s FLUM, and is zoned General Commercial (CG) on the City’s Zoning map. The Property is currently developed as a Mobil Mart gas station with a convenience store (“Service Station”).

The Property was annexed into the City in 2007 as an existing Service Station. Therefore, at the time of annexation, the previous owner, 3311 W. Broward Corp., was not required to obtain special exception approval to continue to operate the Service Station. Applicant purchased the Property in 2021, and the Property was operated by Queen Nina LLC until January 31, 2025, and Dales XO LLC took over operation until October 2025. Dales XO LLC was in the process of obtaining a Certificate of Use for the Service Station, however they were notified that a special exception application was required to obtain a Certificate of Use (“COU”). The Property has been adequately serving the community and the City’s tax base for many years until the City ceased operations of the Service Station due to code violations and Final Orders CE #25080128 & CE #25080130 on November 1, 2025. The Applicant intends to continue operating the Property in the same manner it has in the past by providing the community with a reliable Service Station (“Project”). The Applicant respectfully requests the approval of this special exception request to enable a COU to be obtained and continue the operation of a Service Station on the Property.

Request

In order to utilize the Property and effectively serve the community with the operation of Service Station, the Applicant respectfully requests approval of the following:

- A Special Exception to allow a service station/convenience store in the City’s CG zoning district.

It should be noted that no major changes are being proposed and no exterior access points are being modified as part of these application requests and Project.

Sunshine Gasoline Distributors Inc.

Sunshine Gasoline Distributors Inc. is a gasoline distributor that successfully operates at over 400 locations predominately in South Florida. Sunshine Gasoline Distributors works with major oil companies to provide communities with service stations. For over 25 years, Sunshine Gasoline Distributors has upheld its unwavering philosophy to give back to the community. Sunshine Gasoline Distributors strives to be a community citizen and engages in numerous community involvement opportunities, supporting numerous local organizations throughout the communities in which they operate.

Standard operating hours for the Service Station are twenty-four (24) hours a day, seven (7) days per week, giving non-stop access to residents throughout the city. Sunshine Gasoline Distributors Inc. provides gasoline and a wide variety of snacks, beverages, and basic groceries to the community.

Special Exception

In furtherance of this request, the Applicant will demonstrate compliance with the following Special Exception standards as required by Section 4.6 – Standards for approval:

A. The effect of such use on surrounding properties.

The use does not have an adverse effect on the surrounding properties due to the fact that it has been operating as a Service Station construction in 2001 and since annexation into the City in 2007. Applicant intends to continue to operate the Service Station in the same manner that it was before. Additionally, many people from the food pantry and shelter located across the street come to the Property for gasoline, snacks and beverages from the Service Station. There is an adequate buffer between the Property and the adjacent properties that will remain. For the foregoing reasons the Service Station does not have an adverse effect on the surrounding properties.

B. The suitability of the use in regard to its location, site characteristics, and intended purpose.

The Property is located along W. Broward Boulevard, which is a State Principal Arterial roadway according to the Broward County Road Jurisdiction & Functional Classification Map and major commercial corridor within the City and County. The Property is one of only a handful service stations along Broward Boulevard westbound. If this Property is no longer able to operate as a Service Station, it would be an inconvenience to the community because they would have to change directions if they were headed westbound or potentially drive out of the way to obtain gasoline. The Property services the communities need for gasoline along a major corridor going westbound.

C. Access, traffic generation and road capacities.

As previously stated, the Property is located along W. Broward Boulevard, which is a State Principal Arterial roadway according to the Broward County Road Jurisdiction & Functional Classification Map and major commercial corridor within the City and County and is vested

for its existing traffic generation. The Project includes multiple access points ensuring safe and efficient traffic flow. Specifically, the Property has three (3) ingress/egress points, one point along W. Broward Boulevard, one point along NW 33rd Terrace, and another point along NW 33rd Avenue. These existing access points will all remain in place.

D. Economic benefits or liabilities.

The Service Station use has provided the City with ample funding derived from the taxes generated directly from the sale of gasoline and the variety of goods contained in the convenience store. The Service Station desires to continue to provide the City with the taxable revenue stream derived from the sale of gasoline and goods sold at the Service Station. The Service Station has also provided jobs to the community, thus boosting the economic welfare of the City and County.

E. Demands on utilities, community facilities, and public services.

The Service Station use has a minimal impact on the City's utilities, community facilities, or public services as it has existed as proposed in this request since 2001.

F. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill.

The proposed special exception for a service station/convenience store complies with the following objectives and purposes of the County's Comprehensive Plan:

POLICY T4.4.2: County staff shall continue to review proposed projects on State roads to ensure potential conflicts with bicycle, pedestrian, and other forms of mobility are minimized.

The Proposed use does not change the access points of the Property; therefore the proposed use does not create a conflict with bicycle's, pedestrians and other forms of mobility.

The proposed special exception for a service station/convenience store complies with the following objectives and purposes of the City's Comprehensive Plan:

Transportation Element Policy 6.1: Prior to the issuance of a development order, the City will review the consistency of the proposed development with the Transportation System and Future Land Use Map and for any adverse impacts.

The proposed Service Station use does not have any adverse impact on the transportation system, nor the Future Land Use Map as it has existed in similar fashion for over fifteen (15) years. The Property provides residents with convenient access to gasoline, rather than having to drive to a location that is not directly along the westbound lanes of W. Broward Boulevard.

Conservation Element Policy 5.1.1: The City of Lauderhill shall continue to coordinate and cooperate with Broward County, the MPO, the Regional Planning Council and other agencies relating to the development of efficient and effective transit systems to reduce vehicle miles traveled and relate emissions.

The allowance of a Service Station to operate on the Property allows nearby residents convenient access to gasoline rather than having to drive to other locations for their gasoline.

Conservation Element Policy 5.7.1: Native vegetative communities shall be preserved during development or redevelopment and if any native vegetative community must be removed during development or redevelopment, another native vegetative community shall be replanted to replace the removed vegetative community in equal value in terms of area, quality and quantity

The Property contains ample native vegetation, and the vegetation will remain on the Property in its current state.

G. Factors relating to safety, health, and general public welfare

The Florida Department of Environmental Protection (FDEP) issued a storage tank placard along with a food permit to the Property in 2007. The Property continues to provide exceptional service, and does not negatively impact the safety, health or general welfare of the public.

Conclusion

The Applicant respectfully requests approval of the proposed Special Exception for a gas station/convenience store use on the Property. The proposed Service Station use is compatible with the surrounding area, consistent with the historical use of the site, and aligned with the City's planning objectives. The Applicant hopes to be able to continue to provide the City with a convenient option for gasoline and convenience goods.